135.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,000 / 818,000
					USE VALUE:	818,000 / 818,000
					ASSESSED:	818,000 / 818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEI YUANLI
Owner 2:	LIU LIPING
Owner 3:	
Street 1:	95 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BREKKEN MATTHEW/LEAH -
Owner 2:	-
Street 1:	95 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .247 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10751.000	224,000		594,000	818,000
Total Card	0.247	224,000		594,000	818,000
Total Parcel	0.247	224,000		594,000	818,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.53 /Parcel: 445.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87079

GIS Ref

GIS Ref

Insp Date 01/06/09

!10529!

PREVIOUS ASSESSMENT

Parcel ID 135.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,000	0	10,751.	594,000	818,000		Year end	12/23/2021
2021	101	FV	216,200	0	10,751.	594,000	810,200		Year End Roll	12/10/2020
2020	101	FV	216,200	0	10,751.	594,000	810,200	810,200	Year End Roll	12/18/2019
2019	101	FV	185,600	0	10,751.	556,900	742,500	742,500	Year End Roll	1/3/2019
2018	101	FV	186,500	0	10,751.	460,400	646,900	646,900	Year End Roll	12/20/2017
2017	101	FV	186,500	0	10,751.	423,200	609,700	609,700	Year End Roll	1/3/2017
2016	101	FV	186,500	0	10,751.	386,100	572,600	572,600	Year End	1/4/2016
2015	101	FV	176,100	0	10,751.	378,700	554,800	554,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:51:56

LAST REV

Date	Time
09/18/18	15:04:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10529

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREKKEN MATTHEW	70415-134		12/20/2017		697,000	No	No		
CALABRESE RICHA	43407-542		7/22/2004		449,000	No	No		
CALABRESE ANTHO	25277-441		4/11/1995			No	No		F

USER DEFINED

Prior Id # 1:	87079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2012	1377	Redo Bat	12,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2018	SQ Returned	MM	Mary M
4/19/2013	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	345	PATRIOT
11/13/2005	MLS	MM	Mary M
10/29/2000	Hearing N/C	153	PATRIOT
11/3/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10751		Sq. Ft.	Site		0	80.	0.69	9									594,023						594,000	

Total AC/HA:	0.24681	Total SF/SM:	10751	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	594,023	Spl Credit		Total:	594,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00250006
Adj $ / SQ:	148.871
Other Features:	80800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341676
Depreciation:	117707
Depreciated Total:	223969

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

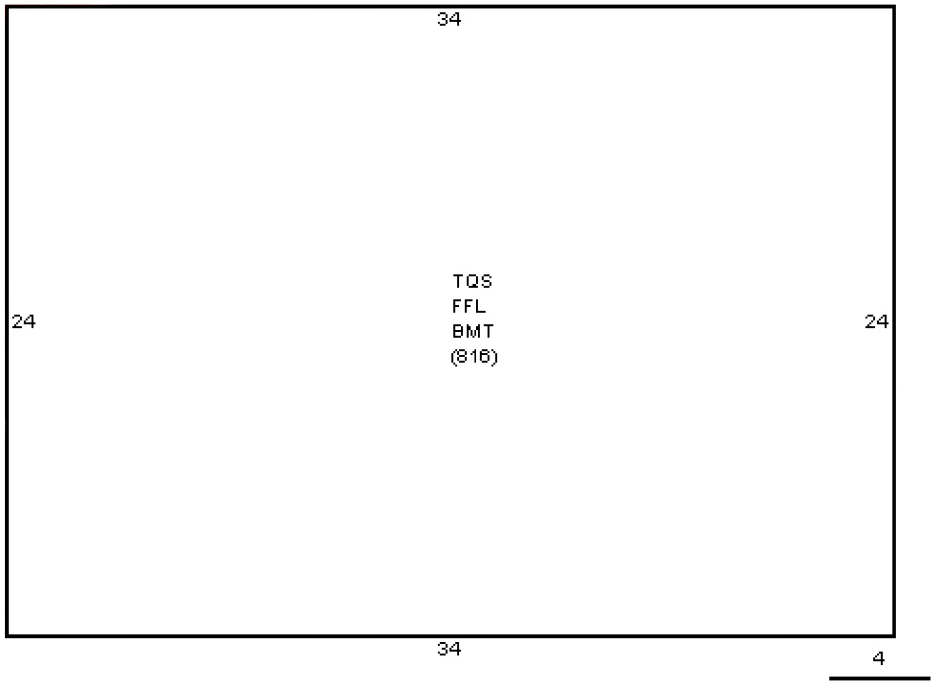
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.87
Special Features:	0	Val/Su Net:	99.82
Final Total:	224000	Val/Su SzAd	156.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	59.180	48,288
FFL	First Floor	816	148.870	121,479
TQS	3/4 Story	612	148.870	91,109
	Net Sketched Area:	2,244	Total:	260,876
Size Ad	1428	Gross Area	2448	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

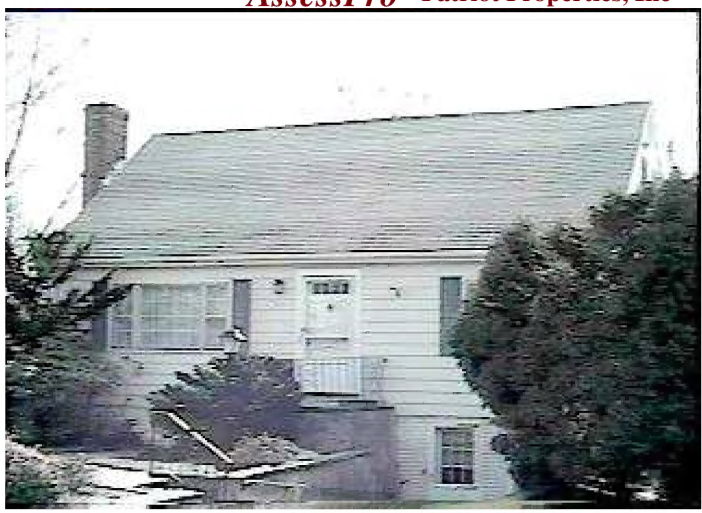
SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc